

PETITION TO THE VALUE ADJUSTMENT BOARD REQUEST FOR HEARING

DR-486 R. 11/23 Rule 12D-16.002 F.A.C. Eff. 11/23 Page 1 of 3

Section 194.011, Florida Statutes AK 3783627

You have the right to an informal conference with the property appraiser. This conference is not required and does not change your filing due date. You can present facts that support your claim and the property appraiser can present facts that support the correctness of the assessment. To request a conference, contact your county property appraiser.

For portability of homestead assessment difference, use the Petition to the Value Adjustment Board – Transfer of Homestead Assessment Difference – Request for Hearing Form (DR-486PORT). For deferral or penalties, use the Petition to the Value Adjustment Board – Tax Deferral or Penalties – Request for Hearing Form (DR-486DP). Forms are incorporated, by reference, in Rule 12D-16.002, Florida Administrative Code.

	ELD AS DELETIONS	RIX OF THE WAL		NT BOARD ((MAB)	Å
Petition# 203	14-0308	County Lake	T	ax year 2024	Date received 9?	2.14
	<u>Col</u>	THE VERDEVEL	SEKOMINER EL			
PART 1. Taxpaye	er Information	<u></u>				往
Taxpayer name: An	nerican Homes 4 Rent, LLC; AMH 2	015-1	Representative: F	Ryan, LLC c/c	Robert Peyton	
Mailing address for notices	Ryan, LĽC 16220 North Scottsdale Rd, Scottsdale, AZ 85254	Ste 650	Parcel ID and physical address or TPP account #		00 000 01800 View Circle	
Phone 954-740-6	240		Email	ResidentialA	ppeals@ryan.com	-
The standard way t	to receive information is by U	S mail. If possible	e, I prefer to receiv	e information	by 📝 email 🔲 fa	х.
I am filing this p	petition after the petition dead at support my statement.					
your evidence to evidence. The V Type of Property	the hearing but would like my o the value adjustment board o VAB or special magistrate rulii ☑ Res. 1-4 units☐ Industrial ☑ Res. 5+ units ☐ Agricultural	elerk. Florida law al ng will occur unde and miscellaneou	llows the property a r the same statuto	appraiser to cro ry guidelines a charge	oss examine or object t	o your) onprofit
PART 2. Reason	· · · · · · · · · · · · · · · · · · ·		one, file a separa			
Real property v Denial of classi Parent/grandpa Property was no Tangible person return required b	ralue (check one) ⊡ decrease fication	increase anuary 1 have timely filed a	Denial of exer Denial for late (Include a date	e filing of exeme- e-stamped convernent (s. 193.control (s. 193.	nption or classification py of application.)	
determination Enter the time by the reques group. My witnesses	this is a joint petition. Attach that they are substantially s (in minutes) you think you ne ted time. For single joint petitions or I will not be available to a	imilar. (s. 194.01 ed to present you ons for multiple uni ttend on specific o	1(3)(e), (f), and (g r case. Most hearing ts, parcels, or accordance. I have attac), F.S.) ngs take 15 mi punts, provide thed a list of d	nutes. The VAB is not the time needed for the ates.	
evidence directly to	to exchange evidence with to the property appraiser at leace. At the hearing, you have	ast 15 days befor	e the hearing and			erty
of your property reinformation redacte	, regardless of whether you in cord card containing informat ed. When the property appra u how to obtain it online.	tion relevant to th	e computation of y	our current a	ssessment, with confi	dential

Your petition will not be complete until you pay the filing fee. When the VAB has reviewed and accepted it, they will assign a number, send you a confirmation, and give a copy to the property appraiser. Unless the person filing the petition is completing part 4, the taxpayer must sign the petition in part 3. Alternatively, the taxpayer's written authorization or power of attorney must accompany the petition at the time of filing with the signature of the person filing the petition in part 5 (s. 194.011(3), F.S.). Please complete one of the signatures below.

Complete part 3 if you are representing yourself or if you are authorizing a representative list without attaching a completed power of attorney or authorization for representation to this for Written authorization from the taxpayer is required for access to confidential information from collector.	ed in part 5 to represent you
	rm. the property appraiser or tax
☐ I authorize the person I appoint in part 5 to have access to any confidential information relations per under penalties of perjury, I declare that I am the owner of the property described in this petition and the facts stated in it are true.	
Signature, taxpayer Print name	Date
PART 4. Employee, Attorney, or Licensed Professional Signature	
Complete part 4 if you are the taxpayer's or an affiliated entity's employee or you are one of representatives.	the following licensed
I am (check any box that applies):	
An employee of (taxpayer or an aft	filiated entity).
A Florida Bar licensed attorney (Florida Bar number).	
A Florida real estate appraiser licensed under Chapter 475, Florida Statutes (license nun	nber <u>RD6182</u>).
\square A Florida real estate broker licensed under Chapter 475, Florida Statutes (license numbe	er).
A Florida certified public accountant licensed under Chapter 473, Florida Statutes (license	e number).
I understand that written authorization from the taxpayer is required for access to confidential appraiser or tax collector.	information from the property
appraiser of tax collector.	
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state	an agent for service of process
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state	an agent for service of processed in it are true.
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming	an agent for service of process
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton	an agent for service of processed in it are true. 9/10/2024
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton Signature, representative Print name	an agent for service of processed in it are true. 9/10/2024 Date
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton Signature, representative PART 5. Unlicensed Representative Signature	an agent for service of process ed in it are true. 9/10/2024 Date
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton Signature, representative Print name PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed in part 4 above. I am a compensated representative not acting as one of the licensed representatives or each (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 70	an agent for service of process ed in it are true. 9/10/2024 Date Date Date Pemployees listed in part 4 above D9, F.S., executed with the
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton Signature, representative Print name PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed in part 4 above. I am a compensated representative not acting as one of the licensed representatives or each of the licensed representative or each of the licensed representatives or each of the licensed representatives or each of the licensed representatives or eac	an agent for service of process ed in it are true. 9/10/2024 Date Date Date Pemployees listed in part 4 above D9, F.S., executed with the
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton Signature, representative Print name PART 5. Unlicensed Representative Signature Complete part 5 if you are an authorized representative not listed in part 4 above. I am a compensated representative not acting as one of the licensed representatives or each (check one) Attached is a power of attorney that conforms to the requirements of Part II of Chapter 70 taxpayer's authorized signature OR the taxpayer's authorized signature is in part 3 of this	an agent for service of process ed in it are true. 9/10/2024 Date Date Date Date, Date,
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton Robert Peyton	an agent for service of process ed in it are true. 9/10/2024 Date Date Pemployees listed in part 4 above on the service of process and the service of process are true.
Under penalties of perjury, I certify that I have authorization to file this petition on the taxpayer am the owner's authorized representative for purposes of filing this petition and of becoming under s. 194.011(3)(h), Florida Statutes, and that I have read this petition and the facts state Robert Peyton Robert Peyton	an agent for service of process ed in it are true. 9/10/2024 Date Date Pemployees listed in part 4 above 29, F.S., executed with the storm. Part 3 of this form. Part 3 of this form the property Process of filing this petition and of

LAKE COUNTY PROPERTY APPRAISER VAB APPEAL WORKSHEET RESIDENTIAL

Petition #	!	2024-0308		Alternate k	(ey: 378362	7	Parcel I	D: 17-22-26-05	00-000-01800
Petitioner Name	Robert	Peyton, Rya	ın LLC					Check if M	ultiple Parcels
The Petitioner is:	Taxpayer of Re			Property			IC VIEW CIR		
Other, Explain:				Address		MINNEOLA			
Owner Name	ΛM⊔ 201 <i>8</i>	5-1 BORROV	NEDILC	Value fron) Valua h	Value before Board Actio		<u></u>	
Owner Name	AIVITI ZUIC	D-1 BORRO	VER LLC	TRIM Notic		Value perore Board Action Value presented by Prop Appr			Board Action
4 1 434 1				· ·					
1. Just Value, rec				\$ 324,6			324,68		
2. Assessed or cl			cable	\$ 271,9	50 \$		271,95	50	
3. Exempt value,	*enter "0" if nor	ne		\$	-				
4. Taxable Value,	*required			\$ 271,9	50 \$		271,95	50	
*All values entered	d should be coun	ty taxable va	lues, School an	d other taxing	authority val	ues r	may differ.		
									_
Last Sale Date		Prid	:e:		Arm's Leng	th	Distressed	Book	Page
ITEM	Subje	ct	Compar	able #1	Com	narak	ole #2	Compar	able #3
AK#	37836		3774			77478		3774	
A delena	1028 SCENIC	VIEW CIR	1010 ARBO	R HILL CIR	1040 ARI	3OR	HILL CIR	943 ARBOF	HILL CIR
Address	MINNE		MINNE	EOLA		INEC		MINNE	
Proximity		0.17	Miles	0.1	0 Mi	les	0.25 N	/liles	
Sales Price			\$365,	000	\$3	70,00	00	\$380,000	
Cost of Sale			-15		-15%			%	
Time Adjust			3.20)%		3.20%)%
Adjusted Sale			\$321,	\$3	26,34	40	\$327,	560	
\$/SF FLA	\$213.89 p	er SF	\$210.00	per SF	\$208.	39 p	er SF	\$217.21	per SF
Sale Date			4/24/2	4/	11/20)23	9/28/2	2023	
Terms of Sale			✓ Arm's Length	✓ Arm's Leng	th 🗌	Distressed	✓ Arm's Length	Distressed	
Value Adj.	Description		Description	Adjustment	Description	n	Adjustment	Description	Adjustment
Fla SF	1,518		1,533	-750	1,566		-2400	1,508	500
Year Built	1999		1997		1998			1998	
Constr. Type	Blk/Stucco		Blk/Stucco		Blk/Stuce	o		Blk/Stucco	
Condition	Good		Good		Good			Good	
Baths	2.0		2.0		2.0			2.0	
Garage/Carport	Yes		Yes		Yes			Yes	
Porches	Yes		Yes		Yes			Yes	
Pool	Υ		N	20000	N		20000	Υ	0
Fireplace	0		0	0	0		0	0	0
AC	Central		Central	0	Centra		0	Central	0
Other Adds	None		None		None			None	
Site Size	Lot		Lot		Lot			Lot	_
Location	Sub		Sub		Sub			Sub	
View	House		House		House			House	
			Net Adj. 6.0%	19250	Net Adj. 5.4	1%	17600	Net Adj. 0.2%	500
			Gross Adj. 6.4%	20750	Gross Adj. 6	.9%	22400	Gross Adj. 0.2%	500
Adi Calaa Dai	Market Value	\$324,683	Adj Market Value	\$341,180	Adj Market Va	lue	\$343,940	Adj Market Value	\$328,060
Adj. Sales Price	Value per SF	213.89			1				

The IAAO "Standard on Ratio Studies", approved April, 2013, paragraph 9.1, indicates that a range of assessment level from .90 and 1.10 times the desired level of assessment is acceptable for any class of property. Thus, after applying a -15% 1st & 8th criteria adjustment factor to a Market Value indication, a Just Value/Market Value ratio of 76.5% to 93.5% falls within the acceptable range.

- Describe Subject
 Describe Comps
- 3. Describe Range of Values
- 4. Describe Petitioner's Comps

Based upon the facts presented herein, it is the Property Appraiser's opinion that the Market Value placed upon this property is
considered to be fair and just as of January 1st. The Income, Market, and Cost approaches to value have been considered in the
assessment of this property and are an integral part of the Property Appraiser CAMA. All factors considered as per F.S. s.193.011 and
approved mass appraisal standards.

DEPUTY:	DATE

2024-0308 Comp Map



Bubble #	Comp#	Alternate Key	Parcel Address	Distance from Subject(mi.)
1	Subject	3783627	1028 SCENIC VIEW CIR MINNEOLA	_
2	Comp 1	3774779	1010 ARBOR HILL CIR MINNEOLA	0.17
3	Comp 2	3774788	1040 ARBOR HILL CIR MINNEOLA	0.1
4	Comp 3	3774991	943 ARBOR HILL CIR MINNEOLA	0.25
5				
6				
7				
8				

Parcel ID 17-22-26-0500-000-01800

Current Owner

AMH 2015-1 BORROWER LLC ATTN PROPERTY TAX DEPT 30601 AGOURA RD STE 200L

AGOURA HILLS 91301 CA

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Subject PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 1028 SCENIC VIEW CIR

Mill Group

MINNEOLA FL 34715 00MI NBHD 0583

Property Use Last Inspection SINGLE FAMILY PJF 01-01-202

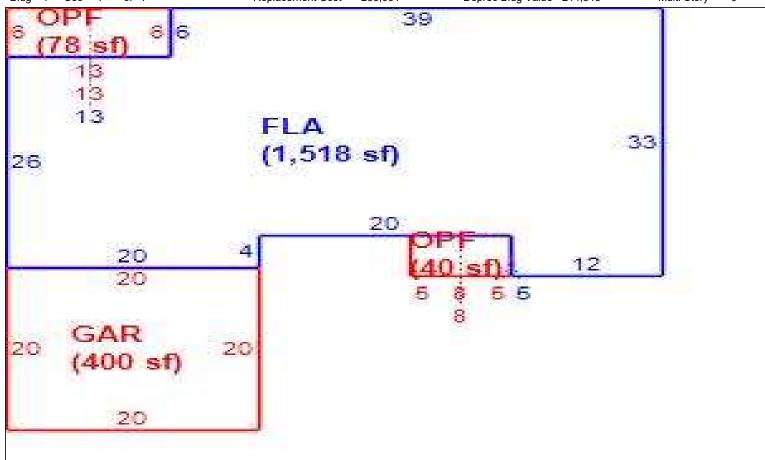
00100

Legal Description

MINNEOLA, EASTRIDGE PHASE I LOT 18 PB 41 PGS 1-3 ORB 4599 PG 2382

Lan	Land Lines												
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land	
#	Code	FIOIIL	Бериі	Adj	Units	Price	Factor	Factor	Factor	Factor	Class Val	Value	
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000	
		T-4-1 A		0.00	1) // 1410			T.4-	 	41		00.000	
		Total A	cres	0.00	JV/Mkt 0			lota	il Adj JV/MI	αμ		88,000	
	Cla	assified A	cres	0	Classified JV/Mkt 88	3.000		Classified	M/VL ibA b	ct		0	

Sketch Bldg Replacement Cost 236,091 Deprec Bldg Value 214,843 Multi Story Sec of 1



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1999	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,518	1,518	1518	Effective Area	1518				
GAR	GARAGE FINISH	0	400	0		126.31	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	118	0	Building RCN	236,091	Quality Grade	690	Half Baths	0
					Condition	G	Wall Type	03	Heat Type	6
					% Good	91.00	Trail Type	03	riodi Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,518	2,036	1,518	Building RCNLD	214,843	Roof Cover	3	Type AC	03

Alternate Key 3783627 Parcel ID 17-22-26-0500-000-01800

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Subject PRC Run: 12/10/2024 By

		1.7.	on rear	2020 01	alus. A								
	Miscellaneous Features *Only the first 10 records are reflected below												
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value				
POL2	SWIMMING POOL - RESIDENTIAL	351.00	SF	35.00	2003	2003	12285.00	85.00	10,442				
PLD2	POOL/COOL DECK	549.00	SF	5.38	2003	2003	2954.00	70.00	2,068				
SEN2	SCREEN ENCLOSED STRUCTURE	1674.00	SF	3.50	2003	2003	5859.00	47.50	2,783				
HTB2	HOT TUB/SPA	1.00	UT	6000.00	2003	2003	6000.00	50.00	3,000				
PUG2	POOL UPGRADE	1.00	UT	4000.00	2003	2003	4000.00	85.00	3,400				

	Building Permits													
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date						
2006 2004 2004	SALE 191-03-03B 36-03-01B	01-01-2005 03-21-2003 01-23-2003	04-13-2006 04-27-2004 04-27-2004	4,152 26,000	0000	CHECK VALUE 35X22 POOL ENCL 12X24 POOL								
2004				,										

			Sales Inform		Exemptions							
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount
	4599	2382	03-06-2015	WD	U	М	1	100				
	4454	0940	03-13-2014	WD	U	U	- 1	149,000				
	4355	2082	07-11-2013	CT	U	U	- 1	0				ļ ļ
	2919	0932	08-01-2005	WD	Q	Q	- 1	249,900				
	1767	1536	10-26-1999	WD	U	U	I	0				
										Total		0.00
						Val	ue Summ	arv				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88.000	214.843	21.693	324.536	25396	299140	0.00	299140	324536	324.683

^{***}Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.***

Parcel ID 17-22-26-2000-000-02700

Current Owner

MINNEOLA FL 34715

HERNANDEZ CARLOS J & DIAMOND E

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Comp 1 PRC Run: 12/10/2024 By

Card # of 1

Property Location

Site Address 1010 ARBOR HILL CIR

MINNEOLA 00MI

SINGLE FAMILY

FL 34715 **NBHD** 0583

Property Use

Mill Group

00100

Last Inspection PJF 01-01-202

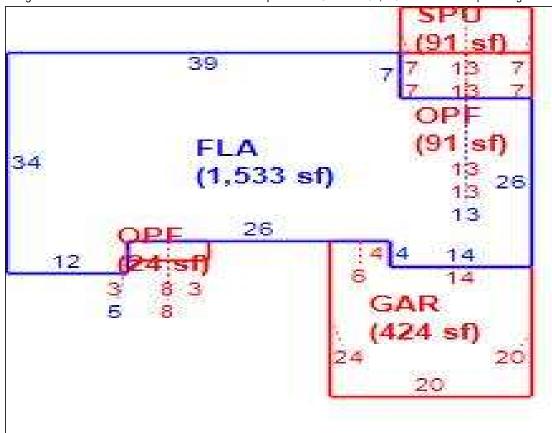
Legal Description

1010 ARBOR HILL CIR

MINNEOLA, THE ARBORS PHASE I SUB LOT 27 PB 38 PG 63 ORB 6132 PG 2326

Lar	d Lines												
LL #	Use Code	Front	Depth	Notes Adj	Units		Unit Price	Depth Factor	Loc Factor	Shp Factor	Phys Factor	Class Val	Land Value
1	0100	0	0		1.00	LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
Total Acres 0.00 JV/Mkt 0									Tota	ı I Adj JV/MI	ct		88,000
Classified Acres 0 Classified JV/Mkt 88,000 Classified Adj JV/Mkt									0				

Sketch Bldg 1 1 of 1 Replacement Cost 254,723 Deprec Bldg Value 247,081 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1997	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,533		1533	Effective Area	1533	No Otania		Full Dath	
GAR	GARAGE FINISH	0	424	0	Base Rate	134.16	No Stories	1.00	Full Baths	2
OPF SPU	OPEN PORCH FINISHE SCREEN PORCH UNFIN	0	115 91	0	Building RCN	254,723	Quality Grade	700	Half Baths	0
0. 0	CONTENT ON ON ON IN			Ŭ	Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00		00		١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,533	2,163	1,533	Building RCNLD	247,081	Roof Cover	3	Type AC	03

Alternate Key 3774779 Parcel ID 17-22-26-2000-000-02700

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Comp 1 PRC Run: 12/10/2024 By

	Miscellaneous Features *Only the first 10 records are reflected below de Description Units Type Unit Price Year Blt Effect Yr RCN %Good Apr Value												
								BON	1 0/0				
Code	Desci	ription	Units	Type Ur	nit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value			
				Bui	lding Per	mits							
Roll Yea	r Permit ID	Issue Date	Comp Date	Amount	Туре		Descriptio	n	Review Date	CO Date			
2020	SALE	01-01-2019	05-15-2020		1 0099	CHECK VA			05-15-2020				
2014	SALE	01-01-2013	05-14-2014		1 0099	CHECK VA	LUE		04-01-2014				
1		1	I	1	1	1				1			

			Sales Inform	ation						Exemptions			
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023049483	6132	2326	04-24-2023	WD	Q	01	1	365,000					
2023027724													
2019026370	5246	1494	03-01-2019	WD	Q	Q	l l	230,000					
2019005080	5223	0598	01-08-2019	PO	U	U	1	0					
	4348	0752	06-28-2013	WD	Q	Q	1	139,000					
Total 0.0													
						Val	ue Summ	arı/					

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88.000	247.081	0	335.081	0	335081	0.00	335081	335081	335.081

^{***}Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.***

Parcel ID 17-22-26-2000-000-03400

Current Owner LI JINHUANG 1040 ARBOR HILL CIR MINNEOLA FL 34715

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Comp 2 PRC Run: 12/10/2024 By

Card # 1 of 1

Property Location

Site Address 1040 ARBOR HILL CIR MINNEOLA FL 34715

Mill Group 00MI **NBHD** 0583

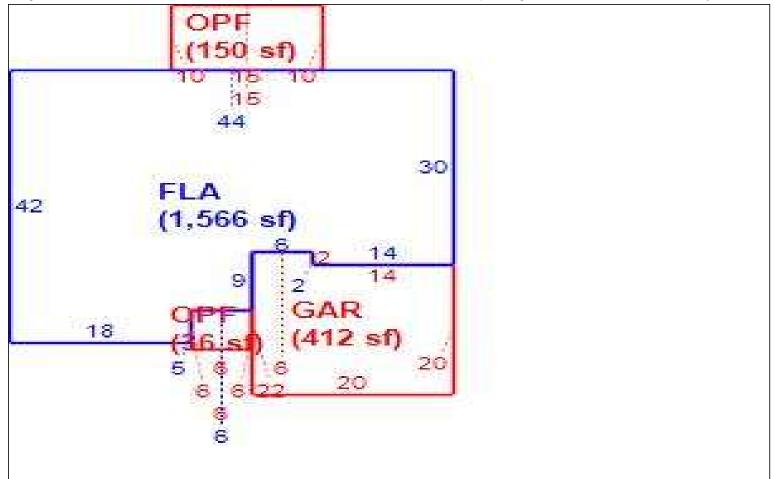
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MINNEOLA, THE ARBORS PHASE I SUB LOT 34 PB 38 PG 63 ORB 6123 PG 1624

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Бериі	Adj	Ullits	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		L	l ,				ļ		<u> </u>			
		Total A	cres	0.00		JV/Mkt 0 Total Adj JV/Mkt 88,000						88,000
	Classified Acres 0 Classified					38,000		Classified	d Adj JV/Mł	ct		0

Sketch Bldg 1 1 of 1 Replacement Cost 257,817 Deprec Bldg Value 250,082 Multi Story Sec



	Building S	Sub Areas			Building Valuation		Cons	structio	n Detail	
Code	Description	Living Are	Gross Are		Year Built	1998	Imp Type	R1	Bedrooms	3
FLA	FINISHED LIVING AREA	1,566	,	1566	Effective Area	1566			E !! D !!	
GAR	GARAGE FINISH	0	412	0	Base Rate	133.52	No Stories	1.00	Full Baths	2
OPF	OPEN PORCH FINISHE	0	186	0	Building RCN	257,817	Quality Grade	700	Half Baths	0
					Condition	EX	Wall Type	03	Heat Type	6
					% Good	97.00	TVall Type	03	ricat Typo	١
					Functional Obsol	0	Foundation	3	Fireplaces	0
	TOTALS	1,566	2,164	1,566	Building RCNLD	250,082	Roof Cover	3	Type AC	03

Alternate Key 3774788 Parcel ID 17-22-26-2000-000-03400

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Comp PRC Run: 12/10/2024 B

		11	Oli i eai	2023 36	atus. A				
		*01		scellaneous F t 10 records a		below			
Code	Description	Units	Туре	Unit Price	Year Blt	Effect Yr	RCN	%Good	Apr Value
	·								
								1	
								1	

				Build	ing Pern	nits		
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Туре	Description	Review Date	CO Date
2014 31	15-13-09 ALE	09-09-2013 01-01-2003	04-01-2014 04-23-2004	10,223 1	0002	REROOF SHINGLE CHECK VALUE	04-01-2014	COBUN

			Sales Informa	ation						Exemptions				
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount		
2023041898	6123	1624	04-11-2023 04-22-2022	WD WD	Q	01 01	!	370,000 265,000	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024	25000 25000		
2022057871 2021163141	5944 5843	0560 2107	039	ADDITIONALTIONIESTEAD	2024	23000								
2019060773	5287	1194	05-30-2019	WD	Q	Q	! !	239,900						
	4131	1956	02-23-2012	WD	U	U	'	91,000						
	Total													
						Val	uo Cumm	0r1/						

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88.000	250.082	0	338.082	0	338082	50.000.00	288082	313082	338.082

^{***}Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.***

Parcel ID 17-22-26-2005-000-05900

Current Owner AKINS PETER & RITA C 943 ARBOR HILL CIR MINNEOLA FL 34715

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Comp 3 PRC Run: 12/10/2024 By

Card # of 1

Property Location

Site Address 943 ARBOR HILL CIR MINNEOLA FL 34715

Mill Group 00MI **NBHD** 0583

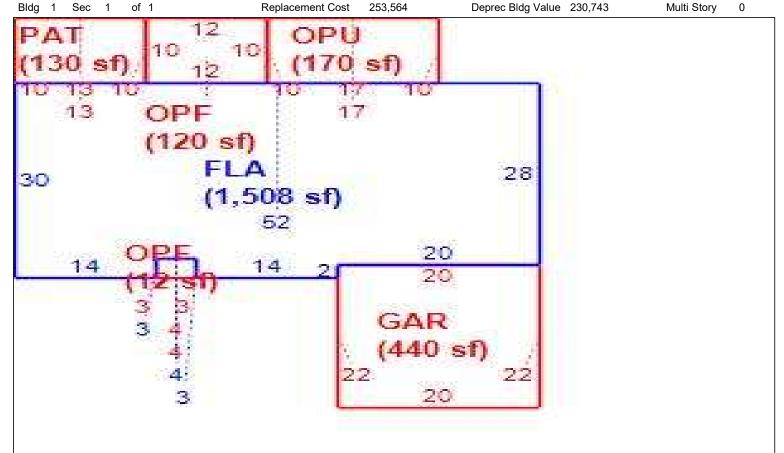
Property Use Last Inspection 00100 SINGLE FAMILY PJF 01-01-202

Legal Description

MINNEOLA, THE ARBORS PHASE 2 SUB LOT 59 PB 39 PG 47 ORB 6217 PG 1872

Lan	d Lines											
LL	Use	Front	Depth	Notes	Units	Unit	Depth	Loc	Shp	Phys	Class Val	Land
#	Code	FIOIIL	Debiii	Adj	Ullis	Price	Factor	Factor	Factor	Factor	Class vai	Value
1	0100	0	0		1.00 LT	44,000.00	0.0000	2.00	1.000	1.000	0	88,000
		Total A	2700	0.00	JV/Mkt l 0			Tota	l I Adj JV/Mi	41		99.000
		Total A										88,000
	Cla	assified A	cres	0	Classified JV/Mkt 88	3.000		Classified	M/VL ibA b	ct	•	0,

Sketch



	Building S	Sub Areas			Building Valuation Construction L			n Detail	Detail	
Code	Description	Living Are	Gross Are	Eff Area	Year Built	1998	Imp Type	R1	Bedrooms	3
	FINISHED LIVING AREA	1,508	1,508	1508	Effective Area	1508				1
_	GARAGE FINISH	0	440	0	Base Rate	134.66	No Stories	1.00	Full Baths	2
-	OPEN PORCH FINISHE	0	132	0	Building RCN	253,564	Quality Grade	700	Half Baths	0
OPU	OPEN PORCH UNFINIS	0	170	0	Condition	200,004 G		700		Ĭ
PAT	PATIO UNCOVERED	0	130	0			Wall Type	03	Heat Type	6
					% Good	91.00	Foundation	2	Fireplaces	
					Functional Obsol	0	Foundation	3	riiepiaces	0
	TOTALS	1,508	2,380	1,508	Building RCNLD	230,743	Roof Cover	3	Type AC	03

LCPA Property Record Card Roll Year 2025 Status: A

2024-0308 Comp 3 PRC Run: 12/10/2024 By

• • • • • • • • • • • • • • • • • • • •											
Miscellaneous Features											
*Only the first 10 records are reflected below											
SWIMMING POOL - RESIDENTIAL	384.00	SF	35.00	2003	2003	13440.00	85.00	11,424			
POOL/COOL DECK	312.00	SF	5.38	2003	2003	1679.00	70.00	1,175			
SCREEN ENCLOSED STRUCTURE	1569.00	SF	3.50	2003	2003	5492.00	47.50	2,609			
POOL UPGRADE	1.00	UT	2000.00	2003	2003	2000.00	85.00	1,700			
UTILITY BLDG FINISHED	96.00	SF	10.50	2003	2003	1008.00	60.00	605			
	POOL/COOL DECK SCREEN ENCLOSED STRUCTURE POOL UPGRADE	Description Units SWIMMING POOL - RESIDENTIAL 384.00 POOL/COOL DECK 312.00 SCREEN ENCLOSED STRUCTURE 1569.00 POOL UPGRADE 1.00	*Only the first Description Units Type SWIMMING POOL - RESIDENTIAL 384.00 SF POOL/COOL DECK 312.00 SF SCREEN ENCLOSED STRUCTURE 1569.00 SF POOL UPGRADE 1.00 UT	*Only the first 10 records at the first 10	*Only the first 10 records are reflected Description Units Type Unit Price Year Blt SWIMMING POOL - RESIDENTIAL POOL/COOL DECK 384.00 SF 35.00 2003 SCREEN ENCLOSED STRUCTURE POOL UPGRADE 1569.00 SF 3.50 2003 POOL UPGRADE 1.00 UT 2000.00 2003	*Only the first 10 records are reflected below Description Units Type Unit Price Year Blt Effect Yr SWIMMING POOL - RESIDENTIAL 384.00 SF 35.00 2003 2003 POOL/COOL DECK 312.00 SF 5.38 2003 2003 SCREEN ENCLOSED STRUCTURE 1569.00 SF 3.50 2003 2003 POOL UPGRADE 1.00 UT 2000.00 2003 2003	*Only the first 10 records are reflected below Description Units Type Unit Price Year Blt Effect Yr RCN SWIMMING POOL - RESIDENTIAL 384.00 SF 35.00 2003 2003 13440.00 POOL/COOL DECK 312.00 SF 5.38 2003 2003 1679.00 SCREEN ENCLOSED STRUCTURE 1569.00 SF 3.50 2003 2003 5492.00 POOL UPGRADE 1.00 UT 2000.00 2003 2003 2000.00	*Only the first 10 records are reflected below Description Units Type Unit Price Year Blt Effect Yr RCN %Good SWIMMING POOL - RESIDENTIAL 384.00 SF 35.00 2003 2003 13440.00 85.00 POOL/COOL DECK 312.00 SF 5.38 2003 2003 1679.00 70.00 SCREEN ENCLOSED STRUCTURE 1569.00 SF 3.50 2003 2003 5492.00 47.50 POOL UPGRADE 1.00 UT 2000.00 2003 2003 2000.00 85.00			

Building Permits											
Roll Year	Permit ID	Issue Date	Comp Date	Amount	Type	Description	Review Date	CO Date			
2024	1611-23-12	12-01-2023	04-23-2024	11,827	0002	REPL WINDOW	04-23-2024				
2014	SALECVD	01-01-2013	05-14-2014	1	0098	AVG N FORECLOSURE/BANK	04-01-2014				
2006	SALE	01-01-2005	04-13-2006	1	0000	CHECK VALUE					
2004	357-03-06B	05-27-2003	04-23-2004	4,000	0000	POOL SEN					
2004	27-03-01B	01-16-2003	04-23-2004	13,500	0000	POOL					
1999	8040903	04-01-1998	12-01-1998	81,900	0000	SFR/943 ARBOR HILL CIR					

			Sales Informa	Exemptions									
Instrument No	Book	/Page	Sale Date	Instr	Q/U	Code	Vac/Imp	Sale Price	Code	Description	Year	Amount	
2023118912 2016089261	6217 4826 4394 4394 4333	1872 1261 2467 2466 0514	09-28-2023 08-12-2016 10-07-2013 07-11-2013 05-23-2013	WD WD WD QC CT	QQUUU	01 Q U U U	 - - -	380,000 200,000 150,000 100 100	039 059	HOMESTEAD ADDITIONAL HOMESTEAD	2024 2024		
									Total 50,000.0				

Land Value	Bldg Value	Misc Value	Market Value	Deferred Amt	Assd Value	Cnty Ex Amt	Co Tax Val	Sch Tax Val	Previous Valu
88.000	230.743	17.513	336.256	0	336256	50.000.00	286256	311256	336.393

^{***}Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code. The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or equitable title ownership of the property, and assumes no liability associated with the use or misuse. See the posted Site Notice on our website for details.***